HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saint John, Moncton CMAs and Fredericton CA

Date Released: First Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will contin to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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- Updates to housing conditions and trends & *much more!*

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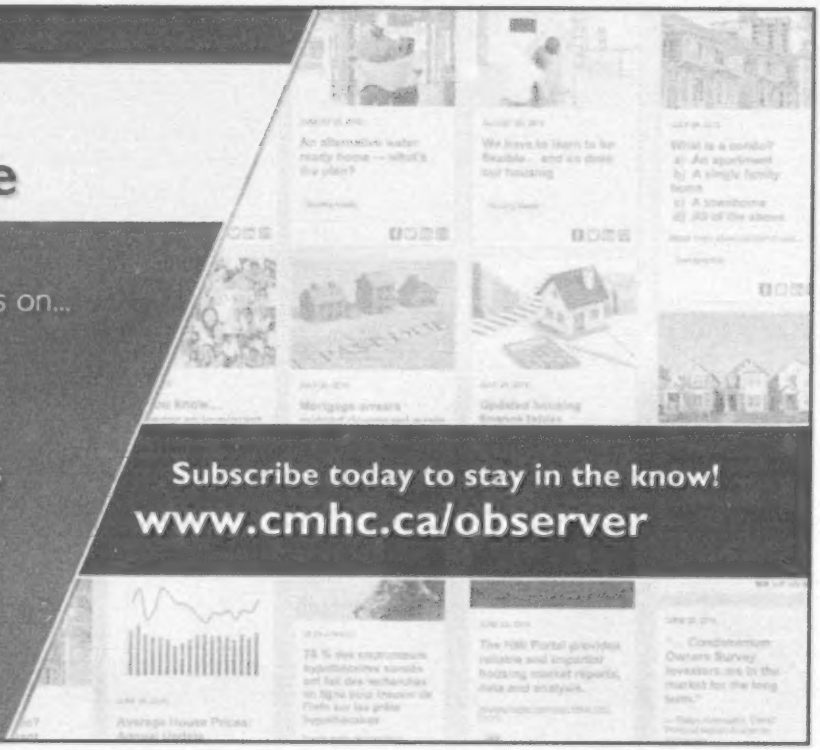

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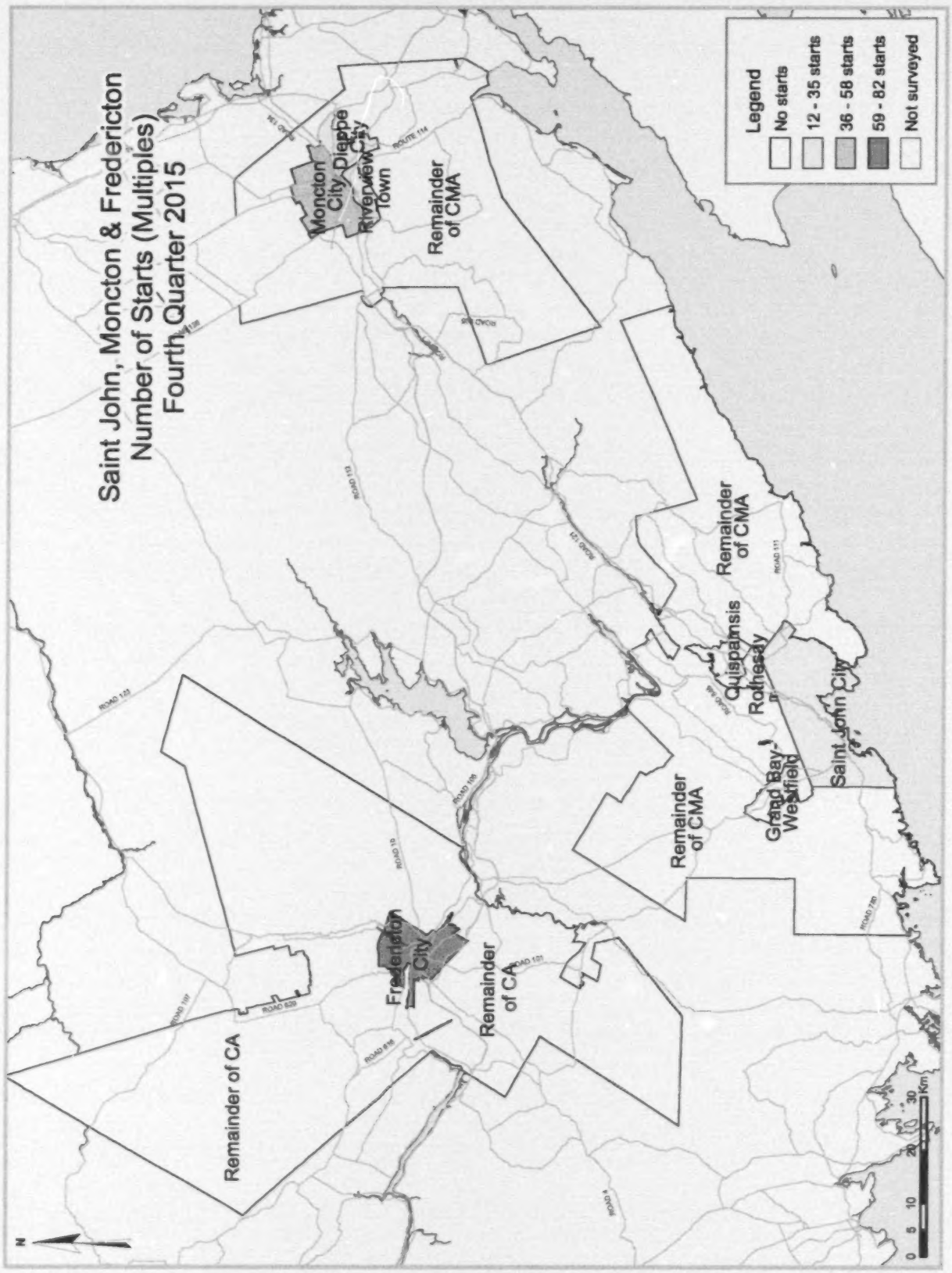
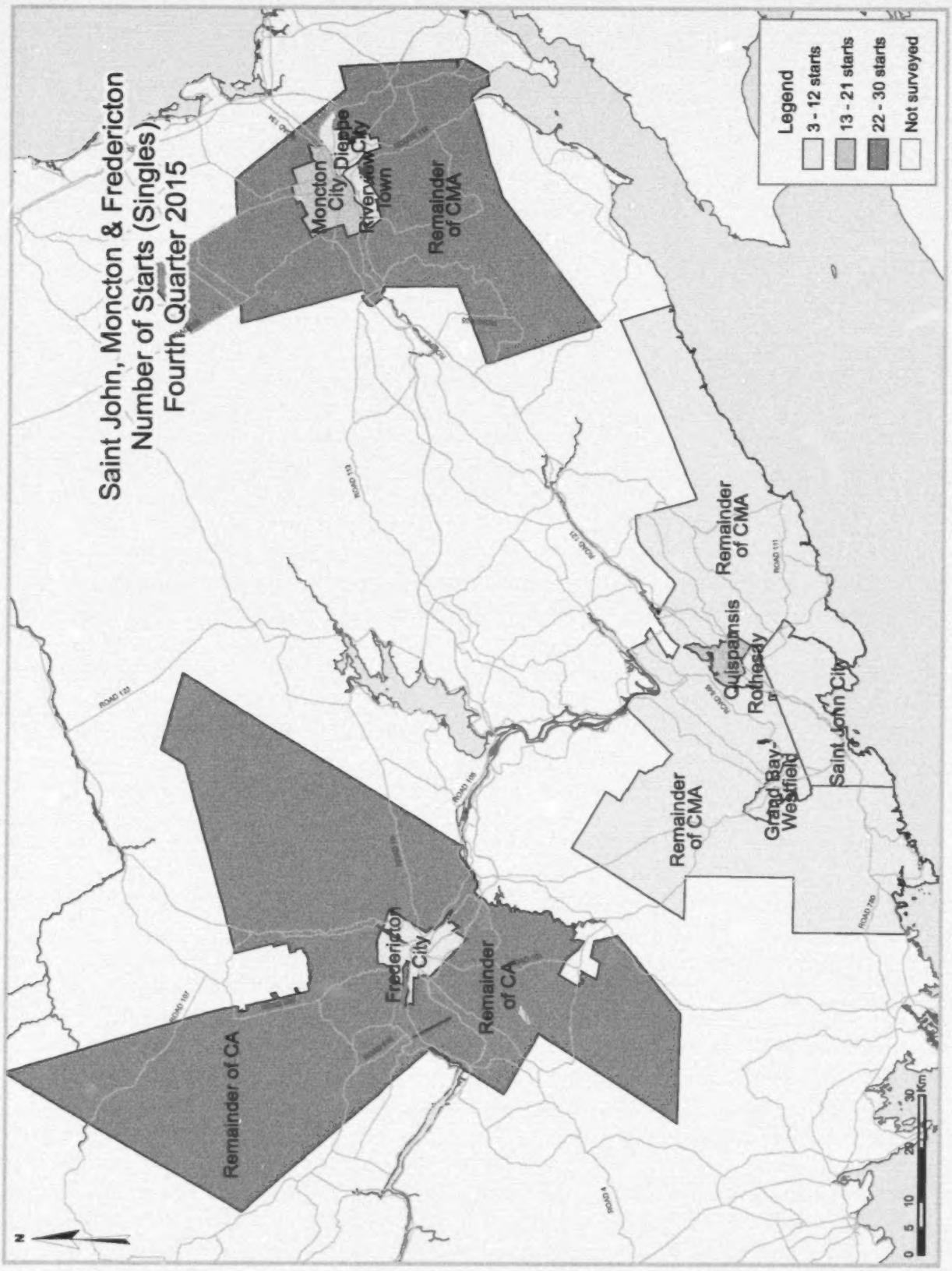
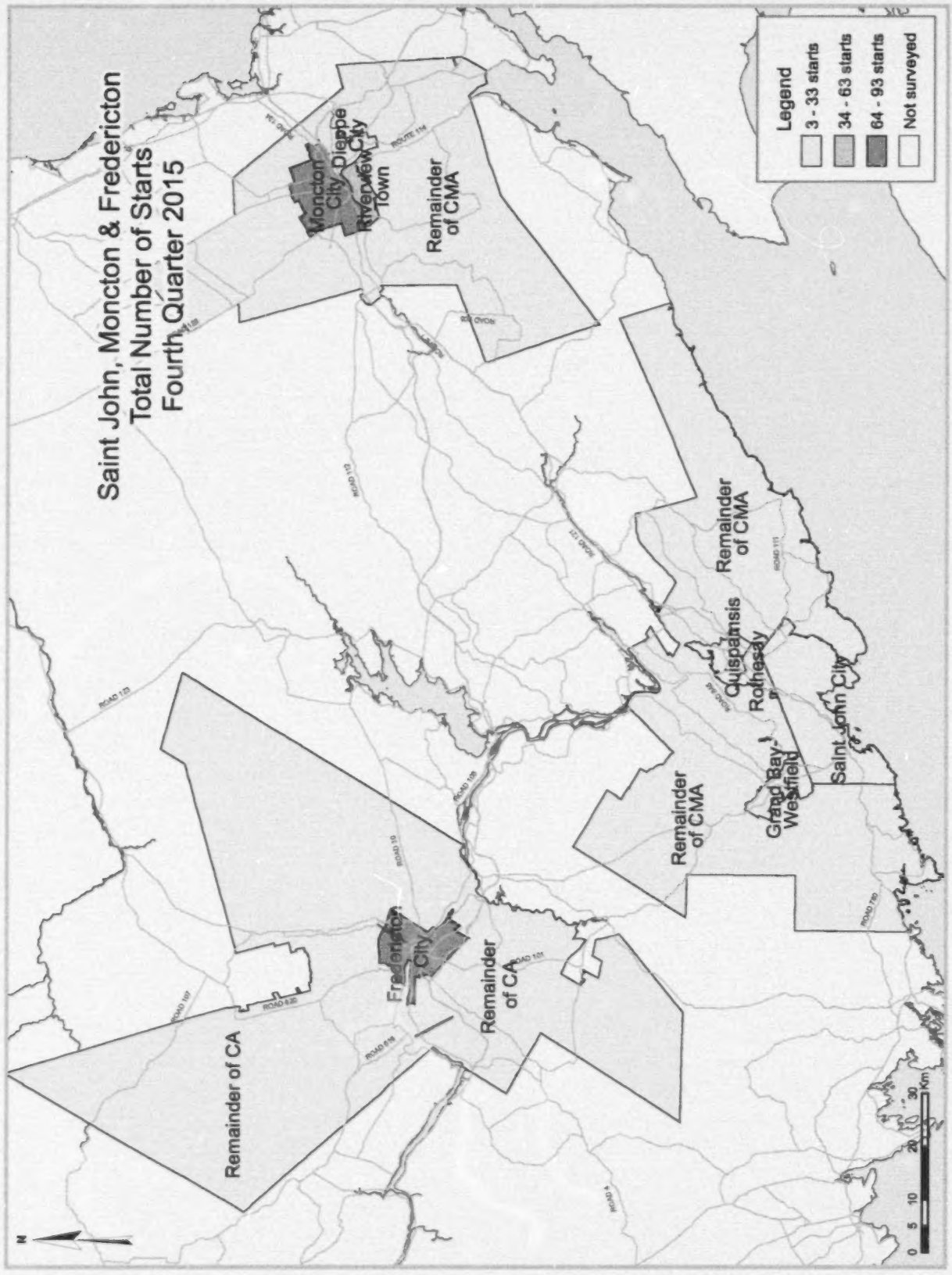
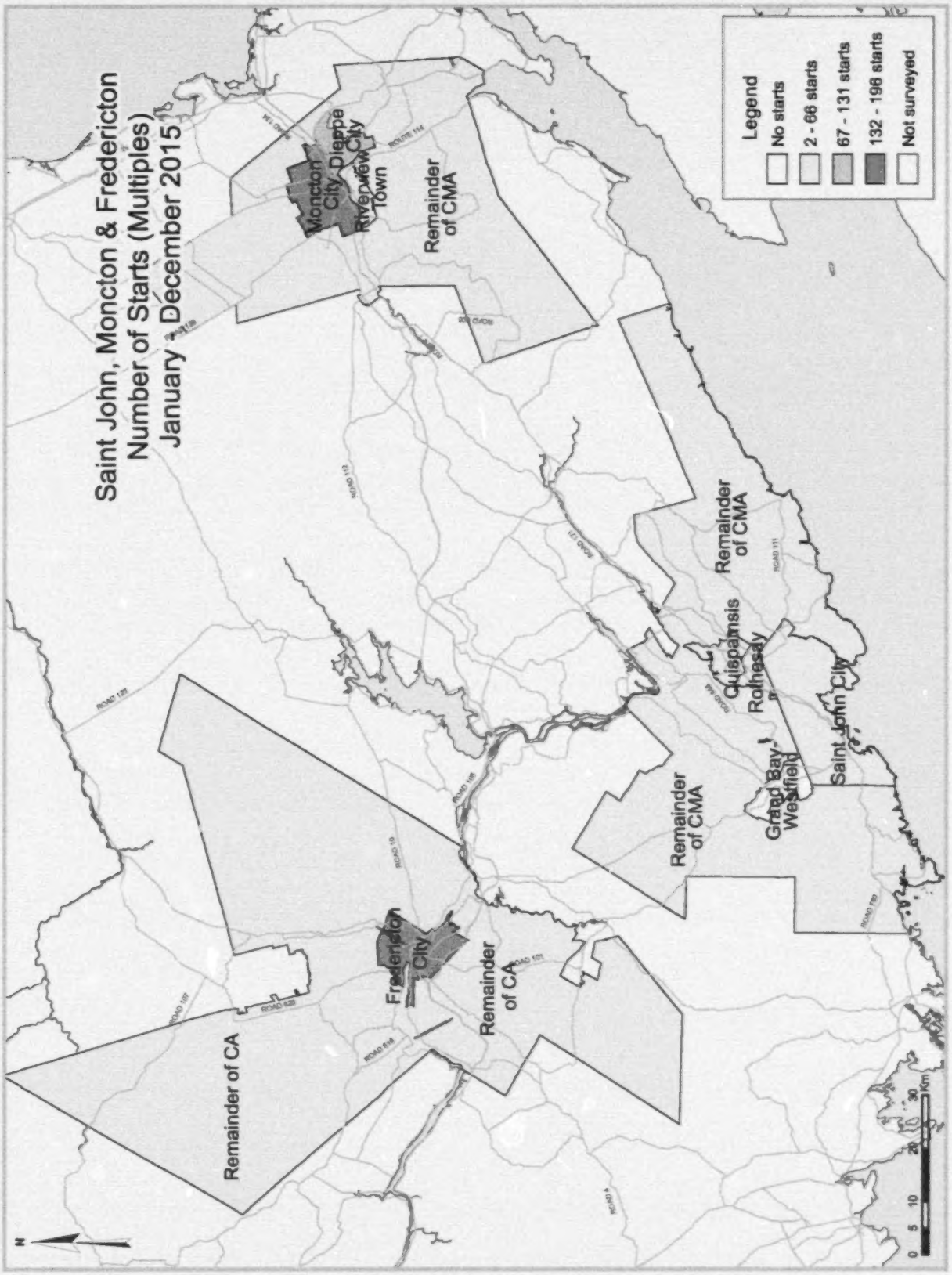
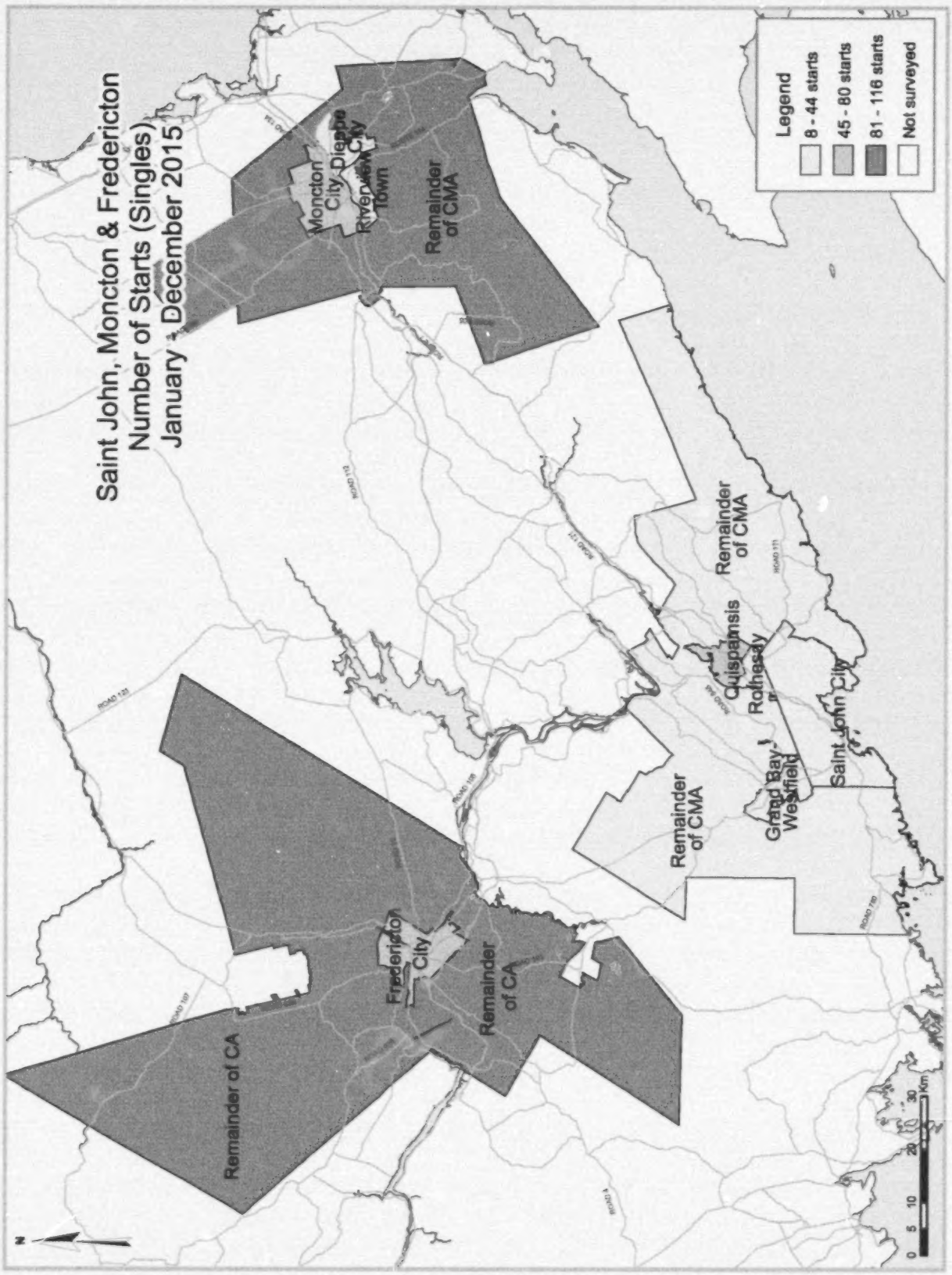
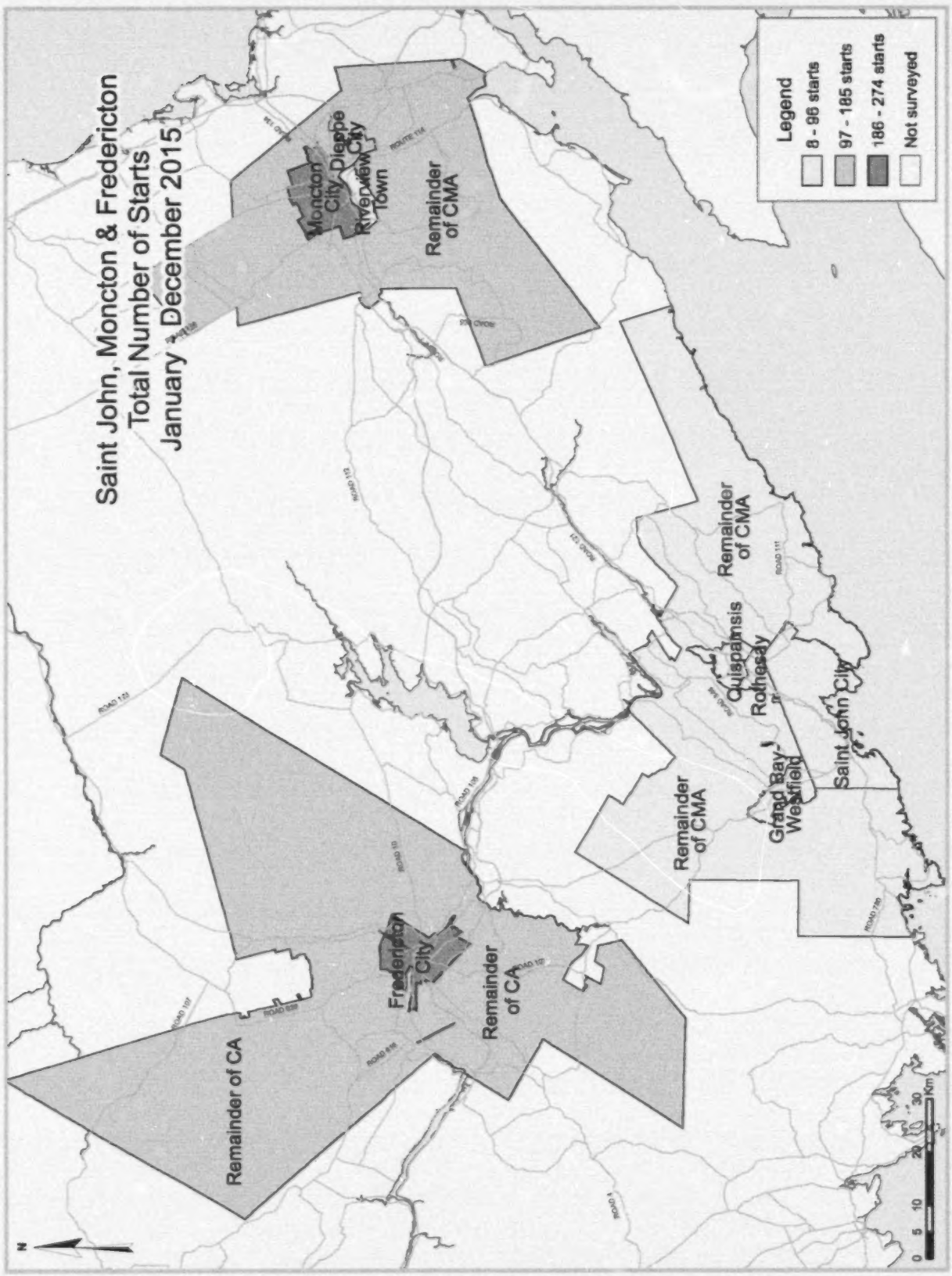

Saint John, Moncton & Fredericton
Number of Starts (Multiples)
Fourth Quarter 2015
Legend
No starts
12 - 35 starts
36 - 58 starts
59 - 82 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
Fourth Quarter 2015
Legend
3 - 12 starts
13 - 21 starts
22 - 30 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
ROAD 112
ROAD 113
ROAD 121
ROAD 111
ROAD 126
ROAD 730
ROAD 107
ROAD 1
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
Fourth Quarter 2015
Legend
3 - 33 starts
34 - 63 starts
64 - 93 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
ROUTE 114
ROAD 112
ROAD 111
ROAD 101
ROAD 105
ROAD 107
ROAD 640
ROAD 616
ROAD 102
ROAD 100
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Multiples)
January - December 2015
Legend
No starts
2 - 66 starts
67 - 131 starts
132 - 196 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
0 5 10 20 30 Km
N


Saint John, Moncton & Fredericton
Number of Starts (Singles)
January - December 2015
Legend
8 - 44 starts
45 - 80 starts
81 - 116 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
January - December 2015
Legend
8 - 96 starts
97 - 185 starts
186 - 274 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2015								
Saint John CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	127	130	150	181	46	148	162	148
Multiples	109	95	72	72	-	176	184	180
Total	236	225	222	253	46	323	346	328
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	134	126	38	32	-15.8%	127	130	2.4%
Multiples	312	48	-	12	n/a	109	95	-12.8%
Total	446	174	38	44	15.8%	236	225	-4.7%

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2015								
Moncton CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	262	243	168	282	225	226	239	239
Multiples	590	349	312	564	432	420	476	462
Total	852	592	480	846	657	646	715	700
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	266	213	98	65	-33.7%	262	243	-7.3%
Multiples	430	427	79	109	38.0%	590	349	-40.8%
Total	696	640	177	174	-1.7%	852	592	-30.5%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request.

Detailed data available upon request.

Table 1.1a: Housing Activity Summary of Saint John CMA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	30	2	10	0	0	0	2	0	44
Q4 2014	35	0	0	0	0	0	3	0	38
% Change	-14.3	n/a	n/a	n/a	n/a	n/a	-33.3	n/a	15.8
Year-to-date 2015	123	9	14	0	0	0	7	72	225
Year-to-date 2014	121	20	10	0	0	0	6	79	236
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
UNDER CONSTRUCTION									
Q4 2015	95	14	21	0	0	0	2	139	271
Q4 2014	88	16	32	0	0	0	3	82	221
% Change	8.0	-12.5	-34.4	n/a	n/a	n/a	-33.3	69.5	22.6
COMPLETIONS									
Q4 2015	41	3	4	0	0	0	4	16	68
Q4 2014	47	2	13	0	0	0	11	36	109
% Change	-12.8	50.0	-69.2	n/a	n/a	n/a	-63.6	-55.6	-37.6
Year-to-date 2015	113	9	11	0	0	0	9	16	158
Year-to-date 2014	142	12	13	0	0	0	20	153	340
% Change	-20.4	-25.0	-15.4	n/a	n/a	n/a	-55.0	-89.5	-53.5
COMPLETED & NOT ABSORBED									
Q4 2015	7	2	0	0	0	2	n/a	n/a	11
Q4 2014	9	6	1	0	0	3	n/a	n/a	19
% Change	-22.2	-66.7	-100.0	n/a	n/a	-33.3	n/a	n/a	-42.1
ABSORBED									
Q4 2015	40	3	4	0	0	0	n/a	n/a	47
Q4 2014	45	2	12	0	0	0	n/a	n/a	59
% Change	-11.1	50.0	-66.7	n/a	n/a	n/a	n/a	n/a	-20.3
Year-to-date 2015	115	13	12	0	0	1	n/a	n/a	141
Year-to-date 2014	148	9	12	0	0	2	n/a	n/a	171
% Change	-22.3	44.4	0.0	n/a	n/a	-50.0	n/a	n/a	-17.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Moncton CMA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	54	18	27	4	0	0	7	64	174
Q4 2014	98	46	17	0	0	0	0	16	177
% Change	-44.9	-60.9	58.8	n/a	n/a	n/a	n/a	**	-1.7
Year-to-date 2015	207	122	64	11	0	10	25	121	592
Year-to-date 2014	252	212	43	0	11	0	10	324	852
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
UNDER CONSTRUCTION									
Q4 2015	184	136	68	9	6	10	19	428	892
Q4 2014	208	144	49	0	17	24	9	397	848
% Change	-11.5	-5.6	38.8	n/a	-64.7	-58.3	111.1	7.8	5.2
COMPLETIONS									
Q4 2015	48	20	0	0	0	0	7	0	75
Q4 2014	74	98	0	0	2	0	5	22	201
% Change	-35.1	-79.6	n/a	n/a	-100.0	n/a	40.0	-100.0	-62.7
Year-to-date 2015	226	130	44	2	11	0	19	114	546
Year-to-date 2014	264	266	27	0	8	0	19	263	847
% Change	-14.4	-51.1	63.0	n/a	37.5	n/a	0.0	-56.7	-35.5
COMPLETED & NOT ABSORBED									
Q4 2015	1	16	6	0	4	21	n/a	n/a	48
Q4 2014	1	29	6	0	11	51	n/a	n/a	98
% Change	0.0	-44.8	0.0	n/a	-63.6	-58.8	n/a	n/a	-51.0
ABSORBED									
Q4 2015	47	22	2	0	1	0	n/a	n/a	72
Q4 2014	74	91	0	0	1	1	n/a	n/a	167
% Change	-36.5	-75.8	n/a	n/a	0.0	-100.0	n/a	n/a	-56.9
Year-to-date 2015	226	141	44	2	18	30	n/a	n/a	461
Year-to-date 2014	270	249	29	0	5	24	n/a	n/a	577
% Change	-16.3	-43.4	51.7	n/a	**	25.0	n/a	n/a	-20.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Fredericton CA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	38	0	0	0	0	0	2	78	122
Q4 2014	71	6	0	0	0	0	3	42	122
% Change	-46.5	-100.0	n/a	n/a	n/a	n/a	-33.3	85.7	0.0
Year-to-date 2015	167	14	6	0	0	0	44	125	376
Year-to-date 2014	255	18	3	0	0	12	13	86	398
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
UNDER CONSTRUCTION									
Q4 2015	136	10	6	0	0	0	37	272	481
Q4 2014	129	14	19	0	15	12	3	197	400
% Change	5.4	-28.6	-68.4	n/a	-100.0	-100.0	**	38.1	20.3
COMPLETIONS									
Q4 2015	25	9	0	0	0	0	1	0	35
Q4 2014	106	6	0	0	0	75	2	8	197
% Change	-76.4	50.0	n/a	n/a	n/a	-100.0	-50.0	-100.0	-82.2
Year-to-date 2015	156	17	34	0	15	0	8	63	293
Year-to-date 2014	288	26	11	0	0	75	13	101	514
% Change	-45.8	-34.6	**	n/a	n/a	-100.0	-38.5	-37.6	-43.0
COMPLETED & NOT ABSORBED									
Q4 2015	14	4	14	0	1	54	n/a	n/a	87
Q4 2014	23	4	11	0	0	57	n/a	n/a	95
% Change	-39.1	0.0	27.3	n/a	n/a	-5.3	n/a	n/a	-8.4
ABSORBED									
Q4 2015	28	9	4	0	0	0	n/a	n/a	41
Q4 2014	102	7	2	0	0	33	n/a	n/a	144
% Change	-72.5	28.6	100.0	n/a	n/a	-100.0	n/a	n/a	-71.5
Year-to-date 2015	164	17	31	0	14	3	n/a	n/a	229
Year-to-date 2014	289	38	27	0	1	34	n/a	n/a	389
% Change	-43.3	-55.3	14.8	n/a	**	-91.2	n/a	n/a	-41.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Saint John City									
Q4 2015	7	2	10	0	0	0	0	0	19
Q4 2014	8	0	0	0	0	0	0	0	8
Grand Bay-Westfield									
Q4 2015	3	0	0	0	0	0	0	0	3
Q4 2014	3	0	0	0	0	0	0	0	3
Quispamsis									
Q4 2015	13	0	0	0	0	0	2	0	15
Q4 2014	14	0	0	0	0	0	3	0	17
Rothesay									
Q4 2015	4	0	0	0	0	0	0	0	4
Q4 2014	4	0	0	0	0	0	0	0	4
Remainder of Saint John CMA									
Q4 2015	3	0	0	0	0	0	0	0	3
Q4 2014	6	0	0	0	0	0	0	0	6
Saint John CMA									
Q4 2015	30	2	10	0	0	0	2	0	44
Q4 2014	35	0	0	0	0	0	3	0	38
Moncton City									
Q4 2015	16	12	3	4	0	0	1	40	76
Q4 2014	26	30	4	0	0	0	0	16	76
Dieppe City									
Q4 2015	8	6	14	0	0	0	3	0	31
Q4 2014	19	8	13	0	0	0	0	0	40
Riverview Town									
Q4 2015	0	0	10	0	0	0	3	24	37
Q4 2014	14	8	0	0	0	0	0	0	22
Remainder of Moncton CMA									
Q4 2015	30	0	0	0	0	0	0	0	30
Q4 2014	39	0	0	0	0	0	0	0	39
Moncton CMA									
Q4 2015	54	18	27	4	0	0	7	64	174
Q4 2014	98	46	17	0	0	0	0	16	177
Fredericton City									
Q4 2015	9	0	0	0	0	0	2	78	93
Q4 2014	21	4	0	0	0	0	2	42	69
Remainder of Fredericton CA									
Q4 2015	29	0	0	0	0	0	0	0	29
Q4 2014	50	2	0	0	0	0	1	0	53
Fredericton CA									
Q4 2015	38	0	0	0	0	0	2	78	122
Q4 2014	71	6	0	0	0	0	3	42	122

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Saint John City									
Q4 2015	15	10	14	0	0	0	2	104	145
Q4 2014	25	10	25	0	0	0	2	82	144
Grand Bay-Westfield									
Q4 2015	8	0	3	0	0	0	0	0	11
Q4 2014	7	2	3	0	0	0	0	0	12
Quispamsis									
Q4 2015	36	2	0	0	0	0	0	2	40
Q4 2014	24	2	0	0	0	0	1	0	27
Rothesay									
Q4 2015	13	0	4	0	0	0	0	33	50
Q4 2014	8	2	4	0	0	0	0	0	14
Remainder of Saint John CMA									
Q4 2015	23	2	0	0	0	0	0	0	25
Q4 2014	24	0	0	0	0	0	0	0	24
Saint John CMA									
Q4 2015	95	14	21	0	0	0	2	139	271
Q4 2014	88	16	32	0	0	0	3	82	221
Moncton City									
Q4 2015	54	92	12	9	0	10	6	379	562
Q4 2014	56	88	4	0	4	0	2	317	471
Dieppe City									
Q4 2015	32	26	34	0	0	0	6	24	146
Q4 2014	37	34	41	0	3	24	3	50	192
Riverview Town									
Q4 2015	17	16	18	0	6	0	5	24	94
Q4 2014	29	20	0	0	6	0	2	30	87
Remainder of Moncton CMA									
Q4 2015	80	2	4	0	0	0	2	1	89
Q4 2014	86	2	4	0	4	0	2	0	98
Moncton CMA									
Q4 2015	184	136	68	9	6	10	19	428	892
Q4 2014	208	144	49	0	17	24	9	397	848
Fredericton City									
Q4 2015	51	8	6	0	0	0	37	272	394
Q4 2014	52	12	19	0	15	12	2	197	320
Remainder of Fredericton CA									
Q4 2015	85	2	0	0	0	0	0	0	87
Q4 2014	77	2	0	0	0	0	1	0	80
Fredericton CA									
Q4 2015	136	10	6	0	0	0	37	272	481
Q4 2014	129	14	19	0	15	12	3	197	400

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Saint John City									
Q4 2015	5	0	0	0	0	0	0	15	20
Q4 2014	5	2	9	0	0	0	8	36	60
Grand Bay-Westfield									
Q4 2015	2	0	0	0	0	0	0	0	2
Q4 2014	4	0	0	0	0	0	0	0	4
Quispamsis									
Q4 2015	14	1	0	0	0	0	4	1	20
Q4 2014	15	0	0	0	0	0	3	0	18
Rothesay									
Q4 2015	7	2	4	0	0	0	0	0	13
Q4 2014	10	0	4	0	0	0	0	0	14
Remainder of Saint John CMA									
Q4 2015	13	0	0	0	0	0	0	0	13
Q4 2014	13	0	0	0	0	0	0	0	13
Saint John CMA									
Q4 2015	41	3	4	0	0	0	4	16	68
Q4 2014	47	2	13	0	0	0	11	36	109
Moncton City									
Q4 2015	15	8	0	0	0	0	2	0	25
Q4 2014	28	74	0	0	2	0	0	16	120
Dieppe City									
Q4 2015	11	10	0	0	0	0	3	0	24
Q4 2014	10	12	0	0	0	0	5	1	28
Riverview Town									
Q4 2015	4	2	0	0	0	0	2	0	8
Q4 2014	7	10	0	0	0	0	0	4	21
Remainder of Moncton CMA									
Q4 2015	18	0	0	0	0	0	0	0	18
Q4 2014	29	2	0	0	0	0	0	1	32
Moncton CMA									
Q4 2015	48	20	0	0	0	0	7	0	75
Q4 2014	74	98	0	0	2	0	5	22	201
Fredericton City									
Q4 2015	8	8	0	0	0	0	1	0	17
Q4 2014	29	6	0	0	0	75	0	8	118
Remainder of Fredericton CA									
Q4 2015	17	1	0	0	0	0	0	0	18
Q4 2014	77	0	0	0	0	0	2	0	79
Fredericton CA									
Q4 2015	25	9	0	0	0	0	1	0	35
Q4 2014	106	6	0	0	0	75	2	8	197

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
Q4 2015	4	2	0	0	0	2	n/a	n/a	8
Q4 2014	4	6	1	0	0	3	n/a	n/a	14
Grand Bay-Westfield									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
Q4 2015	2	0	0	0	0	0	n/a	n/a	2
Q4 2014	1	0	0	0	0	0	n/a	n/a	1
Rothesay									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	1	0	0	0	0	0	n/a	n/a	1
Remainder of Saint John CMA									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	3	0	0	0	0	0	n/a	n/a	3
Saint John CMA									
Q4 2015	7	2	0	0	0	2	n/a	n/a	11
Q4 2014	9	6	1	0	0	3	n/a	n/a	19
Moncton City									
Q4 2015	0	14	0	0	0	20	n/a	n/a	34
Q4 2014	0	24	0	0	1	46	n/a	n/a	71
Dieppe City									
Q4 2015	1	1	6	0	4	0	n/a	n/a	12
Q4 2014	0	2	5	0	10	0	n/a	n/a	17
Riverview Town									
Q4 2015	0	1	0	0	0	1	n/a	n/a	2
Q4 2014	1	2	1	0	0	5	n/a	n/a	9
Remainder of Moncton CMA									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	1	0	0	0	0	n/a	n/a	1
Moncton CMA									
Q4 2015	1	16	6	0	4	21	n/a	n/a	48
Q4 2014	1	29	6	0	11	51	n/a	n/a	98
Fredericton City									
Q4 2015	12	4	14	0	1	54	n/a	n/a	85
Q4 2014	18	4	11	0	0	57	n/a	n/a	90
Remainder of Fredericton CA									
Q4 2015	2	0	0	0	0	0	n/a	n/a	2
Q4 2014	5	0	0	0	0	0	n/a	n/a	5
Fredericton CA									
Q4 2015	14	4	14	0	1	54	n/a	n/a	87
Q4 2014	23	4	11	0	0	57	n/a	n/a	95

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Saint John City									
Q4 2015	5	0	0	0	0	0	n/a	n/a	5
Q4 2014	5	2	8	0	0	0	n/a	n/a	15
Grand Bay-Westfield									
Q4 2015	2	0	0	0	0	0	n/a	n/a	2
Q4 2014	4	0	0	0	0	0	n/a	n/a	4
Quispamsis									
Q4 2015	13	1	0	0	0	0	n/a	n/a	14
Q4 2014	15	0	0	0	0	0	n/a	n/a	15
Rothesay									
Q4 2015	7	2	4	0	0	0	n/a	n/a	13
Q4 2014	9	0	4	0	0	0	n/a	n/a	13
Remainder of Saint John CMA									
Q4 2015	13	0	0	0	0	0	n/a	n/a	13
Q4 2014	12	0	0	0	0	0	n/a	n/a	12
Saint John CMA									
Q4 2015	40	3	4	0	0	0	n/a	n/a	47
Q4 2014	45	2	12	0	0	0	n/a	n/a	59
Moncton City									
Q4 2015	15	9	0	0	0	0	n/a	n/a	24
Q4 2014	28	70	0	0	1	0	n/a	n/a	99
Dieppe City									
Q4 2015	10	10	2	0	1	0	n/a	n/a	23
Q4 2014	10	10	0	0	0	0	n/a	n/a	20
Riverview Town									
Q4 2015	4	3	0	0	0	0	n/a	n/a	7
Q4 2014	7	10	0	0	0	1	n/a	n/a	18
Remainder of Moncton CMA									
Q4 2015	18	0	0	0	0	0	n/a	n/a	18
Q4 2014	29	1	0	0	0	0	n/a	n/a	30
Moncton CMA									
Q4 2015	47	22	2	0	1	0	n/a	n/a	72
Q4 2014	74	91	0	0	1	1	n/a	n/a	167
Fredericton City									
Q4 2015	9	8	4	0	0	0	n/a	n/a	21
Q4 2014	26	7	2	0	0	33	n/a	n/a	68
Remainder of Fredericton CA									
Q4 2015	19	1	0	0	0	0	n/a	n/a	20
Q4 2014	76	0	0	0	0	0	n/a	n/a	76
Fredericton CA									
Q4 2015	28	9	4	0	0	0	n/a	n/a	41
Q4 2014	102	7	2	0	0	33	n/a	n/a	144

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Saint John CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687
% Change	14.1	53.3	29.4	n/a	-25.0	-100.0	-100.0	68.3	21.6
2006	361	30	68	0	4	13	5	82	565

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Moncton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425
% Change	17.6	8.8	-48.4	n/a	25.0	**	-31.6	-26.4	0.6
2006	523	386	93	0	8	4	76	326	1,416

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Fredericton CA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636
% Change	22.5	-42.9	-43.8	n/a	-44.7	-64.0	-25.7	13.6	-10.4
2006	320	28	80	0	38	111	74	59	710

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Saint John CMA	32	38	2	0	6	0	4	0	44	38	15.8
Saint John City	7	8	2	0	6	0	4	0	19	8	137.5
Grand Bay-Westfield	3	3	0	0	0	0	0	0	3	3	0.0
Quispamsis	15	17	0	0	0	0	0	0	15	17	-11.8
Rothesay	4	4	0	0	0	0	0	0	4	4	0.0
Remainder of CMA	3	6	0	0	0	0	0	0	3	6	-50.0
Moncton CMA	65	98	18	46	27	11	64	22	174	177	-1.7
Moncton City	21	26	12	30	3	4	40	16	76	76	0.0
Dieppe City	11	19	6	8	14	7	0	6	31	40	-22.5
Riverview Town	3	14	0	8	10	0	24	0	37	22	68.2
Remainder of Moncton CMA	30	39	0	0	0	0	0	0	30	39	-23.1
Fredericton CA	40	72	0	8	0	0	82	42	122	122	0.0
Fredericton City	11	21	0	6	0	0	82	42	93	69	34.8
Remainder of Fredericton CA	29	51	0	2	0	0	0	0	29	53	-45.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Saint John CMA	130	127	9	20	10	10	76	79	225	236	-4.7
Saint John City	17	23	4	18	6	6	40	79	67	126	-46.8
Grand Bay-Westfield	8	9	0	0	0	0	0	0	8	9	-11.1
Quispamsis	59	50	1	0	0	0	3	0	63	50	26.0
Rothesay	21	13	2	2	4	4	33	0	60	19	**
Remainder of CMA	25	32	2	0	0	0	0	0	27	32	-15.6
Moncton CMA	243	262	122	212	56	29	171	349	592	852	-30.5
Moncton City	80	67	80	144	8	8	106	272	274	491	-44.2
Dieppe City	42	49	28	38	34	13	24	76	128	176	-27.3
Riverview Town	20	34	14	26	10	0	40	0	84	60	40.0
Remainder of Moncton CMA	100	112	0	4	4	8	1	1	105	125	-16.0
Fredericton CA	178	266	14	20	39	14	145	98	376	398	-5.5
Fredericton City	62	77	12	18	39	14	145	98	258	207	24.6
Remainder of Fredericton CA	116	189	2	2	0	0	0	0	118	191	-38.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Saint John CMA	6	0	0	0	4	0	0	0
Saint John City	6	0	0	0	4	0	0	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothesay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	27	11	0	0	0	6	64	16
Moncton City	3	4	0	0	0	0	40	16
Dieppe City	14	7	0	0	0	6	0	0
Riverview Town	10	0	0	0	0	0	24	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	0	0	0	0	0	0	78	42
Fredericton City	0	0	0	0	0	0	78	42
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Saint John CMA	10	10	0	0	4	0	72	79
Saint John City	6	6	0	0	4	0	36	79
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	3	0
Rothesay	4	4	0	0	0	0	33	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	56	29	0	0	18	25	121	324
Moncton City	8	8	0	0	10	0	96	272
Dieppe City	34	13	0	0	0	25	0	51
Riverview Town	10	0	0	0	8	0	24	0
Remainder of Moncton CMA	4	8	0	0	0	0	1	1
Fredericton CA	6	3	33	0	0	12	125	86
Fredericton City	6	3	33	0	0	12	125	86
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Saint John CMA	42	35	0	0	2	3	44	38
Saint John City	19	8	0	0	0	0	19	8
Grand Bay-Westfield	3	3	0	0	0	0	3	3
Quispamsis	13	14	0	0	2	3	15	17
Rothesay	4	4	0	0	0	0	4	4
Remainder of CMA	3	6	0	0	0	0	3	6
Moncton CMA	99	161	4	0	71	16	174	177
Moncton City	31	60	4	0	41	16	76	76
Dieppe City	28	40	0	0	3	0	31	40
Riverview Town	10	22	0	0	27	0	37	22
Remainder of Moncton CMA	30	39	0	0	0	0	30	39
Fredericton CA	38	77	0	0	80	45	122	122
Fredericton City	9	25	0	0	80	44	93	69
Remainder of Fredericton CA	29	52	0	0	0	1	29	53

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Saint John CMA	146	151	0	0	79	85	225	236
Saint John City	30	47	0	0	37	79	67	126
Grand Bay-Westfield	8	9	0	0	0	0	8	9
Quispamsis	54	44	0	0	9	6	63	50
Rothesay	27	19	0	0	33	0	60	19
Remainder of CMA	27	32	0	0	0	0	27	32
Moncton CMA	393	507	21	11	146	334	592	852
Moncton City	150	214	21	4	103	273	274	491
Dieppe City	95	115	0	3	9	58	128	176
Riverview Town	44	60	0	0	32	0	84	60
Remainder of Moncton CMA	103	118	0	4	2	3	105	125
Fredericton CA	187	276	0	12	169	99	376	398
Fredericton City	71	88	0	12	167	96	258	207
Remainder of Fredericton CA	116	188	0	0	2	3	118	191

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Saint John CMA	45	50	3	10	4	13	16	36	68	109	-37.6
Saint John City	5	5	0	10	0	9	15	36	20	60	-66.7
Grand Bay-Westfield	2	4	0	0	0	0	0	0	2	4	-50.0
Quispamsis	18	18	1	0	0	0	1	0	20	18	11.1
Rothesay	7	10	2	0	4	4	0	0	13	14	-7.1
Remainder of CMA	13	13	0	0	0	0	0	0	13	13	0.0
Moncton CMA	55	79	20	100	0	0	0	22	75	201	-62.7
Moncton City	17	28	8	76	0	0	0	16	25	120	-79.2
Dieppe City	14	15	10	12	0	0	0	1	24	28	-14.3
Riverview Town	6	7	2	10	0	0	0	4	8	21	-61.9
Remainder of Moncton CMA	18	29	0	2	0	0	0	1	18	32	-43.8
Fredericton CA	26	108	9	6	0	0	0	83	35	197	-82.2
Fredericton City	9	29	8	6	0	0	0	83	17	118	-85.6
Remainder of Fredericton CA	17	79	1	0	0	0	0	0	18	79	-77.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Saint John CMA	122	148	9	26	11	13	16	153	158	340	-53.5
Saint John City	27	25	2	24	7	9	15	126	51	184	-72.3
Grand Bay-Westfield	7	8	2	0	0	0	0	0	9	8	12.5
Quispamsis	48	58	1	0	0	0	1	0	50	58	-13.8
Rothesay	16	27	4	2	4	4	0	27	24	60	-60.0
Remainder of CMA	24	30	0	0	0	0	0	0	24	30	-20.0
Moncton CMA	247	279	130	268	31	37	138	263	546	847	-35.5
Moncton City	68	97	76	208	4	8	34	94	182	407	-55.3
Dieppe City	44	52	36	36	19	18	74	52	173	158	9.5
Riverview Town	29	29	18	20	0	11	30	115	77	175	-56.0
Remainder of Moncton CMA	106	99	0	4	8	0	0	2	114	105	8.6
Fredericton CA	164	297	17	26	49	15	63	176	293	514	-43.0
Fredericton City	58	97	16	26	49	15	63	176	186	314	-40.8
Remainder of Fredericton CA	106	200	1	0	0	0	0	0	107	200	-46.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Saint John CMA	4	13	0	0	0	0	16	36
Saint John City	0	9	0	0	0	0	15	36
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	0
Rothesay	4	4	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	0	0	0	0	0	0	0	22
Moncton City	0	0	0	0	0	0	0	16
Dieppe City	0	0	0	0	0	0	0	1
Riverview Town	0	0	0	0	0	0	0	4
Remainder of Moncton CMA	0	0	0	0	0	0	0	1
Fredericton CA	0	0	0	0	0	75	0	8
Fredericton City	0	0	0	0	0	75	0	8
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Saint John CMA	11	13	0	0	0	0	16	153
Saint John City	7	9	0	0	0	0	15	126
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	0
Rothesay	4	4	0	0	0	0	0	27
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	31	33	0	4	24	0	114	263
Moncton City	4	8	0	0	0	0	34	94
Dieppe City	19	18	0	0	24	0	50	52
Riverview Town	0	7	0	4	0	0	30	115
Remainder of Moncton CMA	8	0	0	0	0	0	0	2
Fredericton CA	49	11	0	4	0	75	63	101
Fredericton City	49	11	0	4	0	75	63	101
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Tableau 3.4 : Logements achevés par sous-marché et marché visé Quatrième trimestre 2015								
Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	T4 2015	T4 2014	T4 2015	T4 2014	T4 2015	T4 2014	T4 2015	T4 2014
Saint John (RMR)	48	62	0	0	20	47	68	109
Saint John (ville)	5	16	0	0	15	44	20	60
Grand Bay-Westfield	2	4	0	0	0	0	2	4
Quispamsis	15	15	0	0	5	3	20	18
Rothesay	13	14	0	0	0	0	13	14
Reste de la RMR de Saint John	13	13	0	0	0	0	13	13
Moncton (RMR)	68	172	0	2	7	27	75	201
Moncton (ville)	23	102	0	2	2	16	25	120
Dieppe (ville)	21	22	0	0	3	6	24	28
Riverview (ville)	6	17	0	0	2	4	8	21
Reste de la RMR de Moncton	18	31	0	0	0	1	18	32
Fredericton (AR)	34	112	0	75	1	10	35	197
Ville de Fredericton	16	35	0	75	1	8	17	118
Reste de l'AR	18	77	0	0	0	2	18	79

Tableau 3.5 : Logements achevés par sous-marché et marché visé Janvier - décembre 2015								
Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	Cumul 2015	Cumul 2014	Cumul 2015	Cumul 2014	Cumul 2015	Cumul 2014	Cumul 2015	Cumul 2014
Saint John (RMR)	133	167	0	0	25	173	158	340
Saint John (ville)	35	44	0	0	16	140	51	184
Grand Bay-Westfield	9	8	0	0	0	0	9	8
Quispamsis	41	52	0	0	9	6	50	58
Rothesay	24	33	0	0	0	27	24	60
Reste de la RMR de Saint John	24	30	0	0	0	0	24	30
Moncton (RMR)	400	557	13	8	133	282	546	847
Moncton (ville)	136	309	6	2	40	96	182	407
Dieppe (ville)	114	91	3	6	56	61	173	158
Riverview (ville)	42	53	0	0	35	122	77	175
Reste de la RMR de Moncton	108	102	4	0	2	3	114	105
Fredericton (AR)	207	325	15	75	71	114	293	514
Ville de Fredericton	102	127	15	75	69	112	186	314
Reste de l'AR	105	198	0	0	2	2	107	200

Source : SCHL (Relevé des mises en chantier et des achèvements)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q4 2015	1	4.2	4	16.7	2	8.3	5	20.8	12	50.0	24	347,500	349,416
Q4 2014	0	0.0	1	3.3	3	10.0	12	40.0	14	46.7	30	352,500	373,973
Year-to-date 2015	3	3.8	8	10.3	9	11.5	26	33.3	32	41.0	78	347,500	351,684
Year-to-date 2014	0	0.0	5	4.2	19	16.1	50	42.4	44	37.3	118	327,500	359,157
Moncton CMA													
Q4 2015	0	0.0	1	2.1	4	8.5	23	48.9	19	40.4	47	325,000	351,693
Q4 2014	2	2.7	6	8.1	8	10.8	29	39.2	29	39.2	74	305,000	320,861
Year-to-date 2015	5	2.2	16	7.0	29	12.7	107	46.9	71	31.1	228	302,500	312,942
Year-to-date 2014	6	2.2	27	10.0	43	15.9	104	38.5	90	33.3	270	295,000	319,946
Fredericton CA													
Q4 2015	0	0.0	6	21.4	8	28.6	10	35.7	4	14.3	28	260,000	276,726
Q4 2014	8	7.8	28	27.5	27	26.5	27	26.5	12	11.8	102	235,000	249,808
Year-to-date 2015	6	3.7	21	12.8	46	28.0	61	37.2	30	18.3	164	250,000	282,149
Year-to-date 2014	17	5.9	60	20.9	67	23.3	102	35.5	41	14.3	287	250,000	264,661

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2015						
Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
Saint John CMA	349,416	373,973	-6.6	351,684	359,157	-2.1
Moncton CMA	351,693	320,861	9.6	312,942	319,946	-2.2
Fredericton CA	276,726	249,808	10.8	282,149	264,661	6.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Fourth Quarter 2015			Fourth Quarter 2014			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	336	178,333	113	339	176,178	113	-0.9	1.2	0.4
Saint John City	145	150,007	105	130	146,217	109	11.5	2.6	-3.7
Grand Bay-Westfield	13	168,877	105	14	158,329	107	-7.1	6.7	-1.9
Rothesay/Quispamsis	80	273,350	93	97	248,327	93	-17.5	10.1	0.0
Remainder of CMA	98	143,933	143	98	147,060	138	0.0	-2.1	3.6
Moncton CMA	528	163,072	125	562	159,386	124	-6.0	2.3	1.6
Moncton City	231	168,928	121	227	162,557	113	1.8	3.9	6.7
Dieppe City	77	190,429	125	97	183,030	105	-20.6	4.0	18.7
Riverview Town	65	178,013	127	78	180,440	160	-16.7	-1.3	-20.8
Remainder of Moncton CMA	155	134,489	132	160	130,290	131	-3.1	3.2	0.4
Fredericton CA	379	164,900	115	305	161,296	98	24.3	2.2	17.8
Fredericton City	239	188,971	104	195	187,178	82	9.8	1.0	26.8
Oromocto	44	171,577	149	35	171,824	149	25.7	-0.1	0.0
Woodstock	54	107,956	126	44	96,682	123	22.7	11.7	2.4
Outlaying Areas	42	94,143	132	31	78,311	106	35.5	20.2	24.5

Submarket	Year-to-date 2015			Year-to-date 2014			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	1,592	171,013	128	1,521	173,456	124	4.7	-1.4	2.9
Saint John City	583	148,907	109	574	150,122	108	1.6	-0.8	0.9
Grand Bay-Westfield	87	154,625	108	76	165,364	127	14.5	-6.5	-15.0
Rothesay/Quispamsis	405	251,865	88	392	251,439	98	3.3	0.2	-10.2
Remainder of CMA	517	135,363	184	479	138,882	165	7.9	-2.5	11.5
Moncton CMA	2,298	161,823	123	2,277	163,841	114	0.9	-1.2	8.2
Moncton City	962	166,526	112	932	171,888	109	3.2	-3.1	2.4
Dieppe City	402	183,806	120	400	188,005	111	0.5	-2.2	8.9
Riverview Town	327	170,148	133	288	161,246	116	13.5	5.5	15.3
Remainder of Moncton CMA	607	135,328	137	657	138,853	121	-7.6	-2.5	13.1
Fredericton CA	1,904	176,293	108	1,754	179,782	101	8.6	-1.9	6.8
Fredericton City	1,260	199,059	97	1,134	200,238	90	11.1	-0.6	7.8
Oromocto	218	194,935	116	238	197,992	106	-8.4	-1.5	9.4
Woodstock	214	111,172	158	209	115,085	144	2.4	-3.4	9.7
Outlaying Areas	212	87,549	114	173	98,805	115	22.5	-11.4	-0.9

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Greater Moncton Real Estate Board/Saint John Real Estate Board/Fredericton Real Estate Board

Table 6: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, Saint John CMA 2007=100	CPI, 2002 =100	Saint John Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	108.3	123.4	66.5	6.7	67.3	813
	February	595	3.14	5.24	108.3	124.4	66.0	6.6	66.7	791
	March	581	3.14	4.99	108.3	125.2	65.0	7.1	66.1	779
	April	570	3.14	4.79	108.5	125.0	64.3	7.9	65.9	778
	May	570	3.14	4.79	108.5	125.3	64.0	8.4	66.1	782
	June	570	3.14	4.79	108.4	124.8	64.0	8.2	65.9	786
	July	570	3.14	4.79	108.3	124.7	64.1	7.9	65.8	796
	August	570	3.14	4.79	108.0	124.7	63.8	7.3	65.1	809
	September	570	3.14	4.79	108.0	125.1	63.3	7.7	64.9	826
	October	570	3.14	4.79	108.0	125.4	63.7	7.8	65.4	827
	November	570	3.14	4.79	107.9	124.7	63.9	8.7	66.3	822
	December	570	3.14	4.79	107.9	123.9	64.4	8.1	66.5	813
2015	January	570	3.14	4.79	107.9	123.0	64	9.0	66.3	816
	February	567	2.89	4.74	107.9	124.1	63.3	8.8	65.7	823
	March	567	2.89	4.74	107.7	125.3	63.3	8.9	65.9	835
	April	561	2.89	4.64	107.7	124.8	63.9	7.8	65.6	854
	May	561	2.89	4.64	107.6	125.9	63.8	7.3	65.2	866
	June	561	2.89	4.64	108.1	126.0	63.8	7.3	65.2	860
	July	561	2.89	4.64	108.2	126.1	63.7	8.2	65.8	847
	August	561	2.89	4.64	108.2	125.9	64.7	8.6	67.1	839
	September	561	2.89	4.64	108.2	125.4	64.8	8.3	67.2	835
	October	561	2.89	4.64	108.2	125.7	64.5	7.6	66.2	830
	November	561	3.14	4.64	108.4	125.6	63.2	7.3	64.7	828
	December	561	3.14	4.64		125.4	62.2	7.9	64.0	831

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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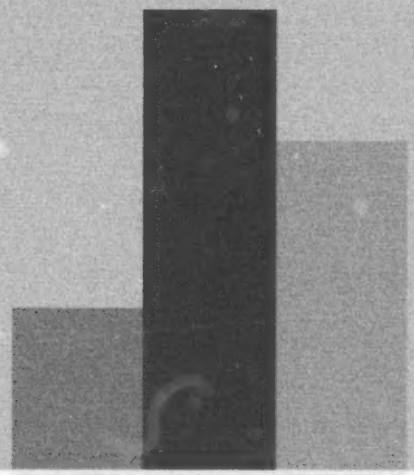

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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